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MARRIOTT VERNON

ESTATE AGENTS



21A Buxton Lane, Caterham, CR3 5HG

Guide price £750,000



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21A Buxton Lane

Caterham, CR3 5HG

Guide Price £750,000-£775,000

Marriott Vernon are delighted to offer to the market this substantial extended detached property, ideally situated in a popular residential Caterham-on-the-Hill location close to local shops, schools and amenities.

The property is currently configured as two separate flats- a ground floor two bedroom, two bathroom flat and a three bedroom, two bathroom flat to the first floor. Whilst the property has been consented for two dwellings with separate utilities and council tax, the property is being sold as one freehold sale. There is scope to either upgrade existing accommodation, or to reconfigure the layout STPP . Features include gas central heating, double glazing, secluded rear garden and off street parking for two/three cars.

Accommodation comprises; to the ground floor, 22 x 17 ft reception with access to garden, spacious kitchen/breakfast room, study, plus two bedrooms - each with en-suite facilities.

To the first floor, 19' x 17' reception with Juliette balcony, spacious kitchen/breakfast room, plus three bedrooms - one en-suite - and a family bathroom.

The property is conveniently situated within easy access of regular bus routes providing useful links into nearby Caterham and Whyteleafe, each with railway stations providing excellent links into Central London. The area is well served by an array of local shops and amenities including a nearby Tesco superstore, with Caterham Valley offering a further larger variety of shops, cafes and restaurants. There are a number of lovely open spaces and recreational facilities including 'The Arc' and a leisure centre within easy reach, as well as good local schools including Audley Primary, St Francis Primary, Hillscroft Primary and De Stafford School. Caterham is also well placed for easy access to the M23 / M25 motorway.

Viewings are highly recommended.



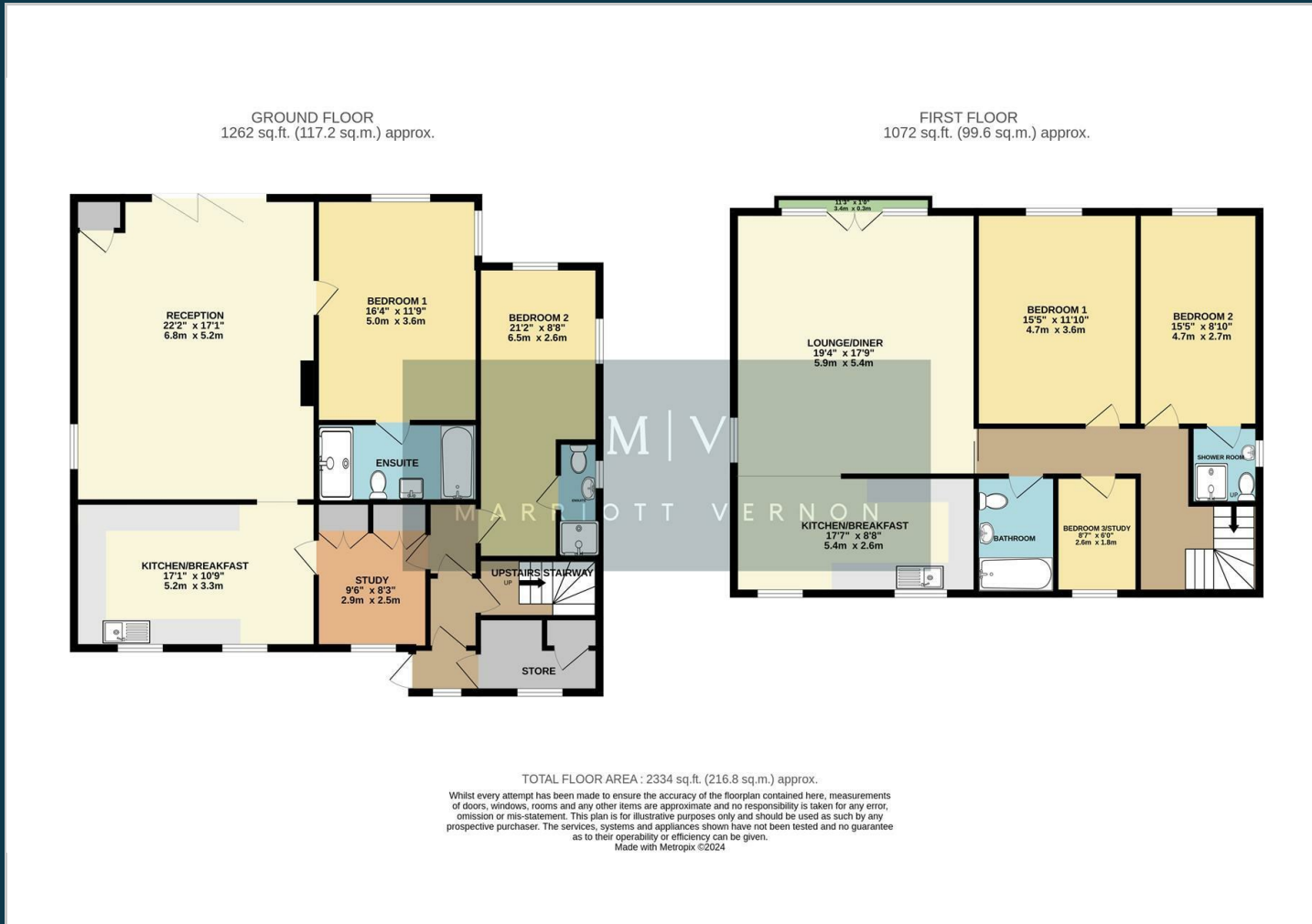




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Floor Plans



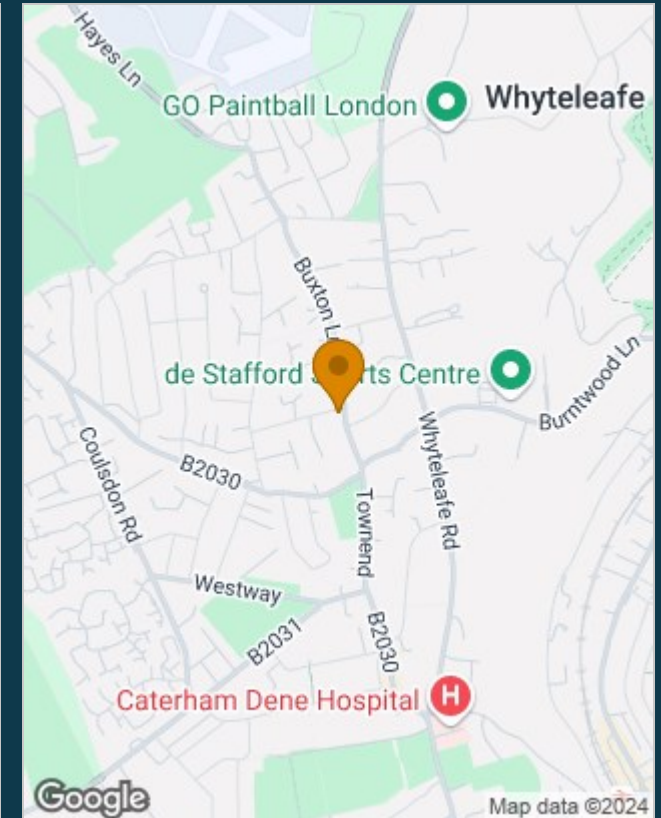
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Ewhurst Avenue, South Croydon, CR2 ODL
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |